

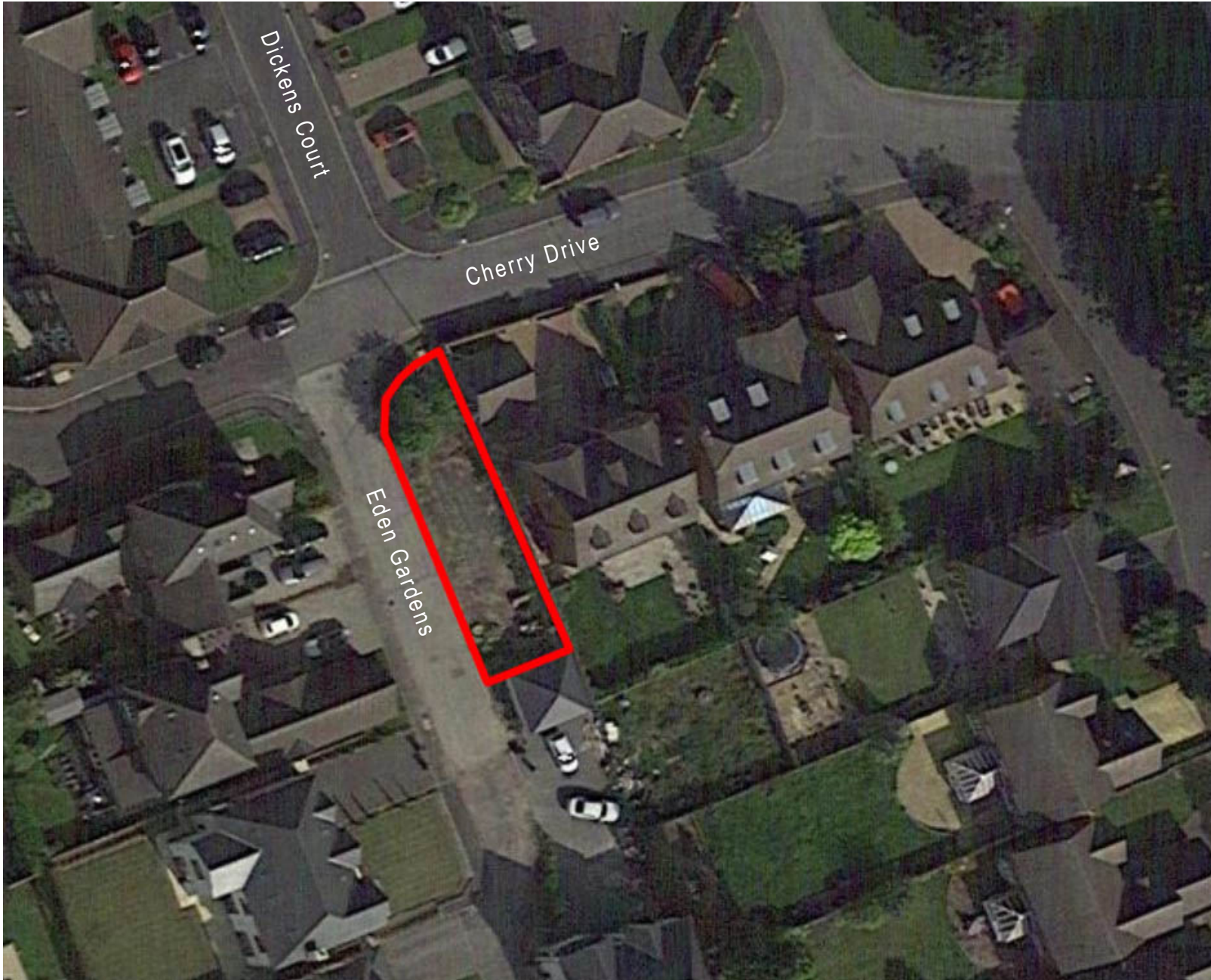
PROPOSED NEW DETACHED 3 BED DWELLING AND EXTERNAL STORE

LAND ADJACENT EDEN GARDENS, BROCKHALL VILLAGE,
OLD LANGHO

DESIGN AND ACCESS STATEMENT

JANUARY 2024





INTRODUCTION, SITE LOCATION &
CONTEXT

The site is located to the East of Eden Gardens, Brockhall Village, Old Langho and is currently vacant. The site is immediately bounded to the East by a 2.5 storey residential property, to the south by a single storey detached garage, to the North and West by roads namely Cherry Drive and Eden Gardens.

The site is predominantly flat and free from utility services, trees and has little ecological value. The adjacent aerial image shows the site outlined in red.

This document is to be printed double sided and read in A3 landscape format.

WIDER CONTEXT

There is a mixture of house types within the local area, varying in scale, architectural style and materials which reflects the promotion of self-build development within the Brockhall Village site.

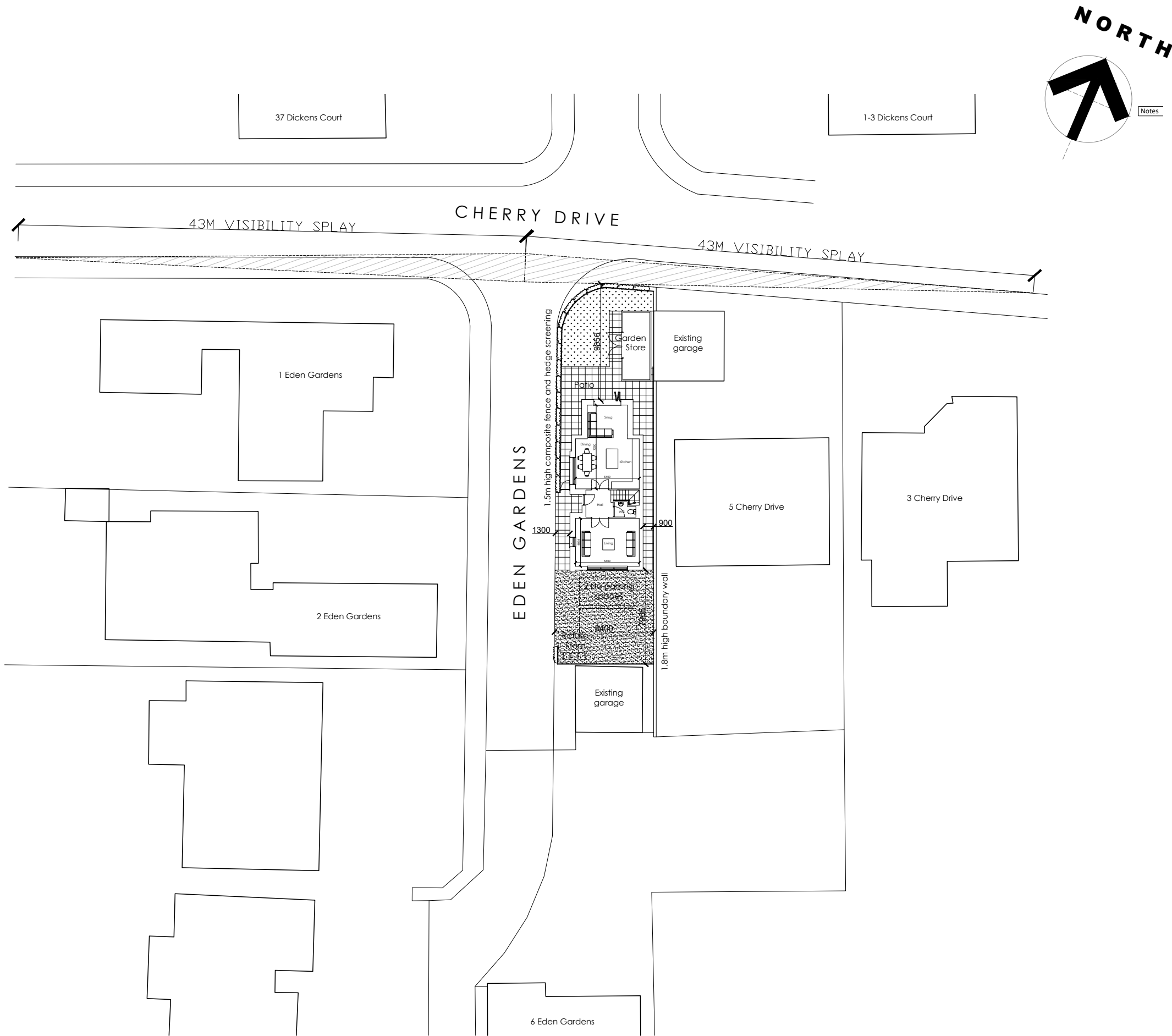
The applicant currently lives in a large detached property on Eden Gardens but has aspirations to downsize. As they like the area they have taken the decision to try to develop land they own for a smaller property which would meet their future needs.



Photo of neighbouring property to Cherry Drive



Photo of typical large detached property a the end of Eden Gardens



USE & LAYOUT

The site is a narrow plot measuring approximately 8.35m in width by 32.5m length. This has led to a linear layout with a courtyard style garden to the North and parking for two cars to the South and the proposed dwelling positioned centrally.

The main two storey frontage aligns with the frontage to the adjacent property on Cherry Drive (number 5). A single storey element projects beyond this line but sits back behind the main frontage to number 3 Cherry Drive and further back from the detached double garage to number 5.

Because the applicant is downsizing they would ideally like to have the use of an external store where their belongings will not be able to be accommodated within the main dwelling. The store will be for the storage of cycles, garden furniture etc.

The bin store is located at the southern end of the plot.

USE & LAYOUT

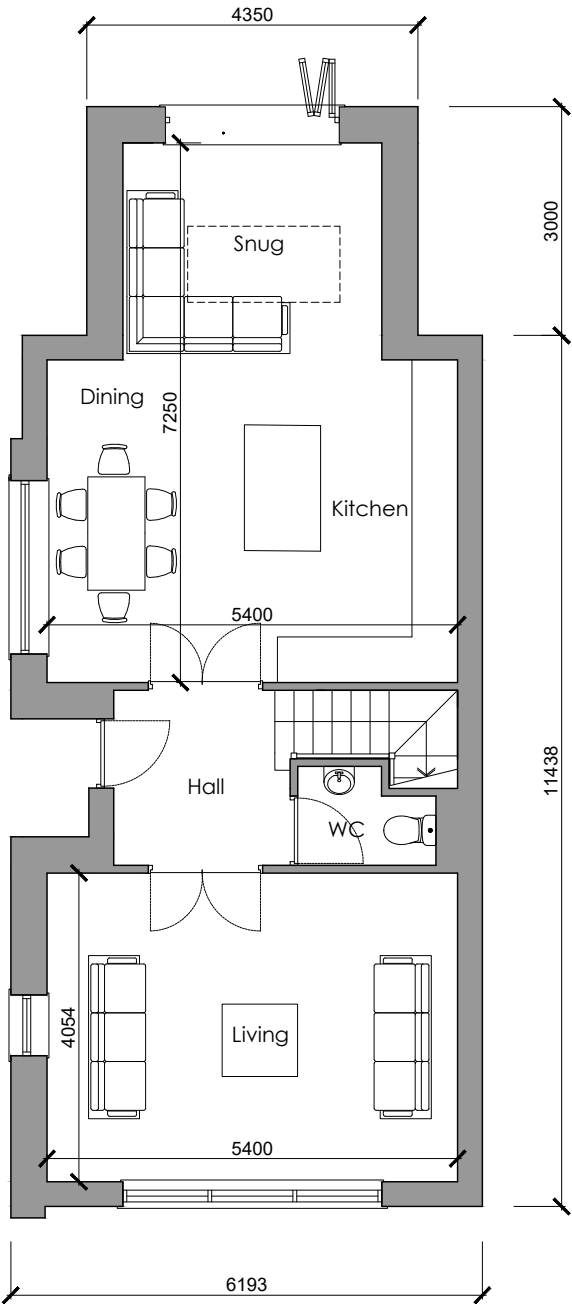
The proposal allows for the parking of two cars on a driveway to the south of the site which accords with LCC Highway Standards for a 3 bed dwelling, though as the site is privately owned, LCC standards are guidance only as the roads are outside of the local authority highways jurisdiction.

Any windows facing existing properties are greater than 21m away from habitable rooms or are high level windows with opaque glass to accord with planning policy overlooking distances.

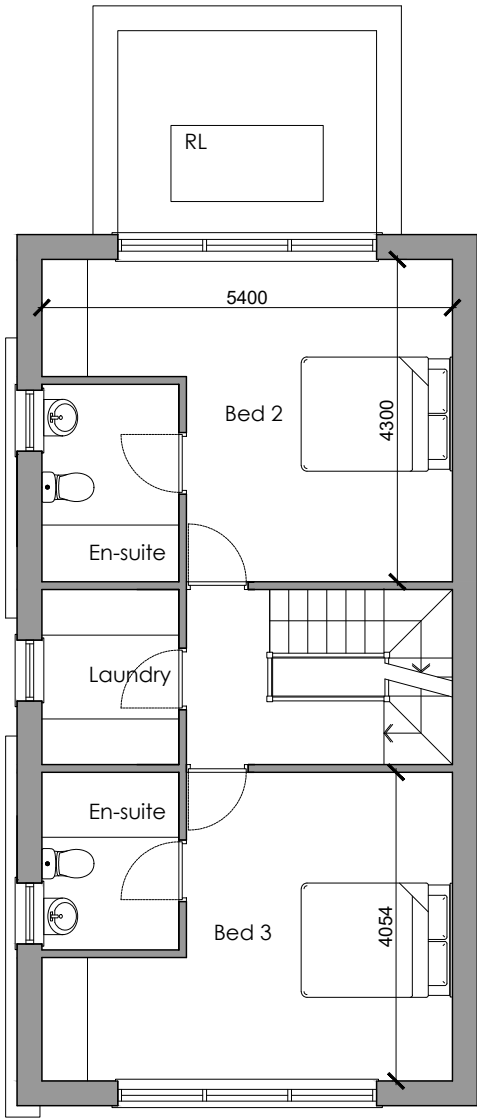
AMOUNT

The site is 262 sq.m/0.0262 Ha and is currently accessible from Eden Gardens.

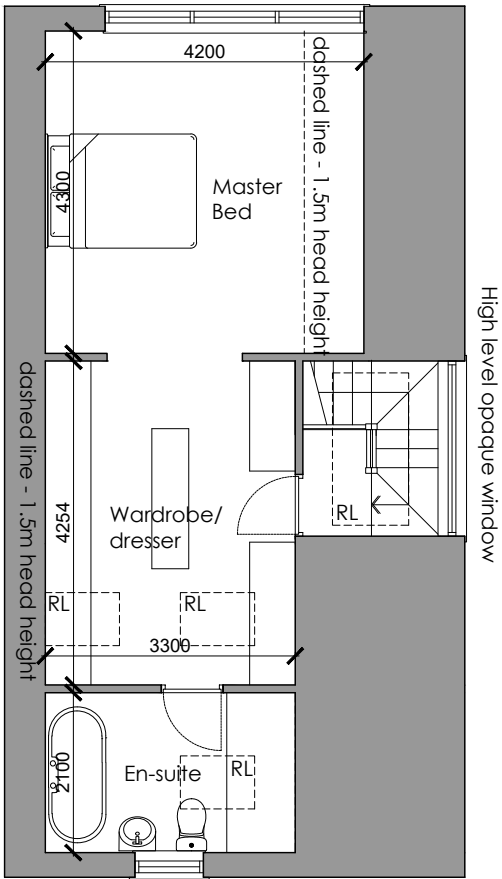
The proposed dwelling has a footprint of 82 SQ.M. The proposed gross internal floor area is 167 SQ.M over 3 storeys whilst the detached store has a gross internal floor area of 13 SQ.M.



PROPOSED
GROUND FLOOR PLAN



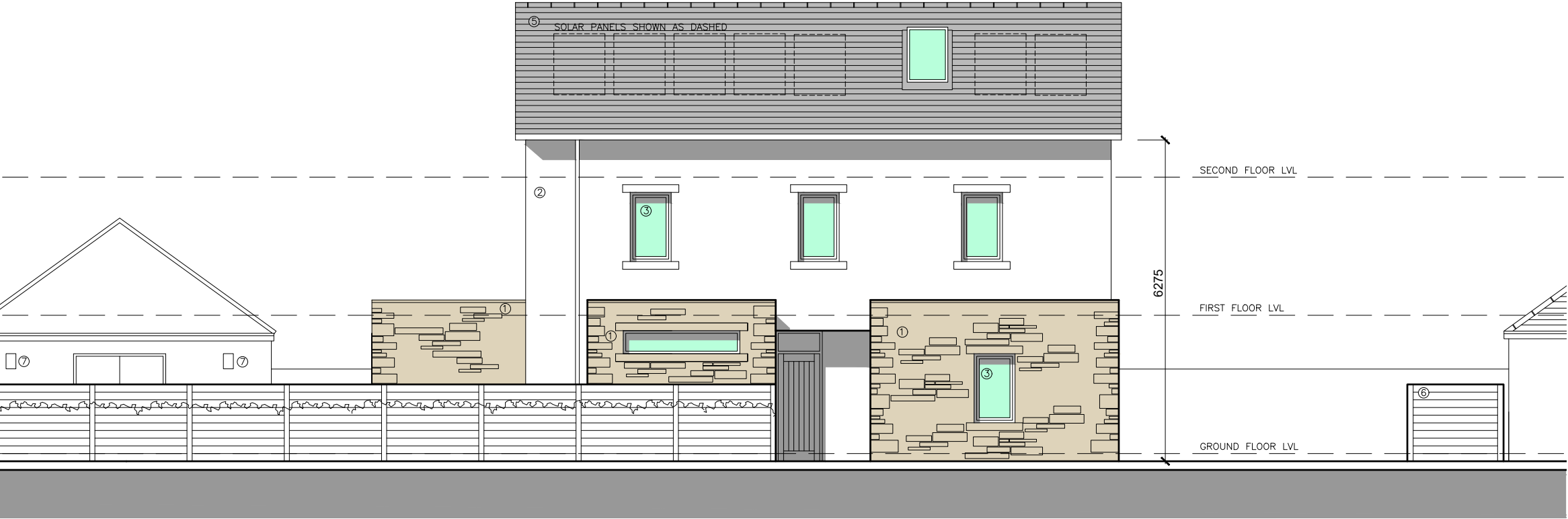
PROPOSED
FIRST FLOOR PLAN



PROPOSED
SECOND FLOOR PLAN



PROPOSED
NORTH WEST ELEVATION (1)



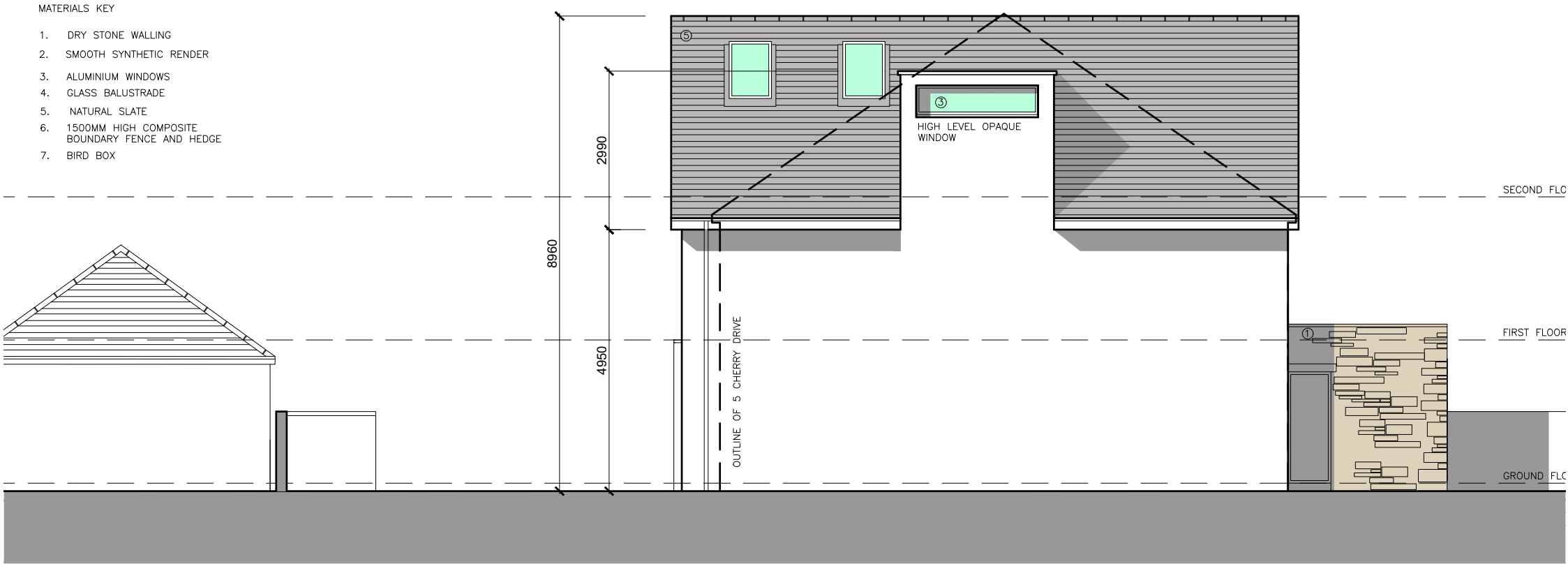
PROPOSED
SOUTH WEST ELEVATION (2)

SCALE & APPEARANCE

The proposed dwelling has been designed to nestle into the existing streetscape with the overall roof height comparable to the neighbouring property. The eaves height on the eastern elevation matches the adjacent property with a slightly higher eaves on the roadside that intentionally defines the end of the housing block.

The use of a single traditional material in the form of Yorkshire stone walling to clad the ground floor with smooth render to the upper storeys helps to visually reduce the height when viewed from both Eden Gardens or Cherry Drive.

The principal habitable rooms face North or South where privacy distances to neighbouring properties are generous. This has resulted in the larger areas of glazing being located along these elevations with juliette style balconies. Smaller windows are limited to the side elevations to provide a degree of privacy from the roadside.



PROPOSED
SOUTH WEST ELEVATION (3)



PROPOSED
NORTH EAST ELEVATION (4)

SCALE & APPEARANCE

The material palette is simple with Yorkshire stone walling and contrasting render to the walls, natural slate to the roof and aluminium windows and rainwater goods.

The perimeter will be protected by a 1.5m high composite fence with soft landscape buffer .

A small external garden store is proposed alongside the garage to number 5 Cherry Drive.

ACCESS

Access to the site for both pedestrians and vehicles is from Eden Gardens where the approach to the property is level and therefore easily accessible.

The main entrance door is recessed from the frontage and set back a couple of metres from the edge of the roadside to allow a safe gathering area.

BIODIVERSITY NET GAIN

The existing site is rough scrub land with no meritable ecological value. The applicant proposes to install a perimeter hedge to act as a wildlife corridor as well as installing bird boxes to encourage bird nesting.

